

RE-RECORD TO REFLECT  
CORRECTED PARCEL NUMBER

ADA COUNTY RECORDER J. DAVID NAVARRO  
BOISE IDAHO 09/08/08 09:20 AM  
DEPUTY Bonnie Oberbiller  
RECORDED - REQUEST OF  
Kuna City

AMOUNT .00 7



**ORDINANCE NO. 2008-17A**

**AN ORDINANCE AMENDING ORDINANCE NO. 2008-17 ANNEXING CERTAIN REAL PROPERTY, NOW KNOWN AS PARCEL NO. ~~S1231241850~~ S1323141850, BOISE AND LINDER ROADS, SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO, AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, TO THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY; DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized to annex to and incorporate within the boundaries of the City contiguous real property in the manner provided by Section 50-222, Idaho Code; and

WHEREAS, Mellin Properties Limited Partnership, 4500 N. Tumbleweed Ln., Boise, ID 83713, the owner of the parcel of real property situate in the unincorporated area of Ada County and particularly described in Section 2 of this ordinance has requested, in writing, annexation of said real property to the City of Kuna; and

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on March 11, 2008, as required by Section 67-6525, Idaho Code, where it was recommended to the Mayor and Council that the annexation and zoning request be approved with zoning classifications of R-6, Medium-Low Density Residential District and CBD, Central Business District; and

WHEREAS, the Kuna City Council, pursuant to public notice as required by law, held a public hearing on April 15, 2008 on the proposed annexation and zoning for the real property described in Section 2 below, as required by Section 67-6525, Idaho Code, made findings and determined that the requested annexation should be granted with the zoning classifications of R-6 and CBD; and

WHEREAS, the zoning classifications of R-6 and CBD are appropriate to meet the requirements of the Kuna City Code and should be granted,

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 1: The Kuna City Council hereby finds and declares that the real

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property described below is contiguous to the City, that said property can be reasonably assumed to be used for the orderly development of the City, and that the owners of said property have requested, in writing, annexation thereof to the City.

Section 2: The real property, all situated in Ada County, Idaho, adjacent and contiguous to the City, commonly known as Parcel No. ~~S1231241850~~ S1323141850 and more particularly described in "Exhibit A"- Legal Descriptions and "Exhibit B"- Site Maps, attached hereto and incorporated herein by reference as if fully set forth below, is annexed to and incorporated in the incorporated territorial limits of the City of Kuna, Idaho.

Section 3: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation, and other powers of the City of Kuna.

Section 4: The zoning land use classifications of the land described in Section 2 above is hereby established as R-6, Medium-Low Density Residential District and CBD, Central Business District as provided by the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the real property described in Section 2 above in the R-6 and CBD zoning land use classifications.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 2nd day of September, 2008.

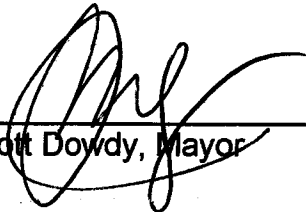
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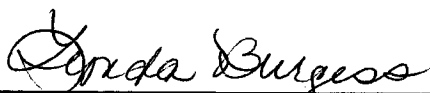
**TECHNICAL SUPPORT**

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CITY OF KUNA  
Ada County, Idaho

  
\_\_\_\_\_  
J. Scott Dowdy, Mayor

ATTEST:

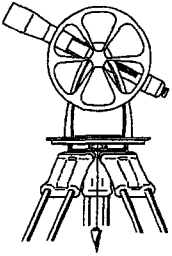
  
\_\_\_\_\_  
Lynda Burgess, City Clerk



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# PORTER'S LAND SURVEYING, INC.

921 South Curtis Road  
Boise, Idaho 83705-1840

Phone: (208) 344-3650

December 3, 2007

## Legal Description of Total Annexation Parcel for Mellin Properties Limited Partnership

A parcel of land located in the South 1/2 of the Northeast 1/4 of Section 23, Township 2 North, Range 1 West, Boise Meridian; Ada County, Idaho; more particularly described as follows:

Beginning at a Brass Cap marking the 1/4 Section Corner common to Sections 23 and 24, T. 2 N., R. 1 W., B. M.;

thence, along the section line common to said Sections 23 and 24, also being the centerline of Linder Road, N 0°03'04"E 670.00 feet to a point; also, being the REAL POINT OF BEGINNING;

thence, continuing along said section line, N 0°03'04"E 640.86 feet to an Iron Pin marking the North 1/16 Section Corner common to said Sections 23 and 24;

thence, leaving said section line and along the north 1/16 section line of said Section 23, S 89°54'03"W 25.00 feet to a point on the west right-of-way line of Linder Road;

thence, leaving said west right-of-way line and continuing along said north 1/16 section line, S 89°54'03"W 1959.10 feet to an Iron Pin at the intersection of said north 1/16 section line and the centerline of the Teed Lateral;

thence, leaving said north 1/16 section line and along the centerline of said Teed Lateral the following courses and distances;

S 40°38'28"E 98.69 feet to a point;

thence, S 26°35'15"E 470.27 feet to a point;

thence, S 48°33'23"E 851.50 feet to a point;

thence, S 35°12'35"E 247.84 feet to an Iron Pin at the intersection of said centerline of the Teed Lateral and the north right-of-way line of Boise Street;

thence, leaving said north right-of-way line and continuing S 35°12'35"E 36.60 feet to a point marking the intersection of the centerline of said Teed Lateral and the centerline of said Boise Street;

thence, leaving said Teed Lateral centerline and along said Boise Street centerline, N 89°44'25"E 162.32 feet to an Iron Pin;

thence, continuing along said Boise Street centerline, and along a curve to the right having a radius of 700.00 feet, a central angle of 6°33'14", an arc length of 80.07 feet and a chord which bears S 86°58'54"E 80.03 feet to a point;

thence, leaving said Boise Street centerline, N 0°03'04"E 30.15 feet to a point on the north right-of-way line of said Boise Street;

thence, leaving said north right-of-way line and continuing N 0°03'04"E 288.80 feet to a point;

thence, N 89°44'42"E 338.71 feet to a point;

thence, N 0°03'04"E 335.60 feet to a point;

thence, N 89°45'00"E 299.95 feet to a point on the west right-of-way line of said Linder Road;

thence, leaving said west right-of-way line, N 89°45'00"E 25.00 feet to the REAL POINT OF BEGINNING;

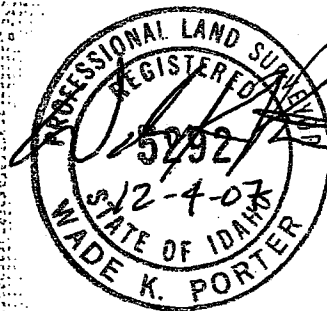
said parcel contains 36.87 acres, more or less;

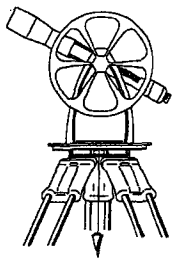
said parcel also being subject to rights-of-way for Boise Street and Linder Road; and, any other rights-of-way, or easements of record or in use.

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# PORTER'S LAND SURVEYING, INC.

921 South Curtis Road  
Boise, Idaho 83705-1840

Phone: (208) 344-3650

December 21, 2007

## Legal Description of CBD Parcel for Mellin Properties Limited Partnership

A parcel of land located in the South 1/2 of the Northeast 1/4 of Section 23, Township 2 North, Range 1 West, Boise Meridian; Ada County, Idaho; more particularly described as follows:

Beginning at a Brass Cap marking the 1/4 Section Corner common to Sections 23 and 24, T. 2 N., R. 1 W., B. M.;

thence, along the section line common to said Sections 23 and 24, also being the centerline of Linder Road, N 0°03'04"E 670.00 feet to a point; also, being the REAL POINT OF BEGINNING;

thence, continuing along said section line, N 0°03'04"E 640.86 feet to an Iron Pin marking the North 1/16 Section Corner common to said Sections 23 and 24;

thence, leaving said section line and along the north 1/16 section line of said Section 23, S 89°54'03"W 25.00 feet to a point on the west right-of-way line of Linder Road;

thence, leaving said west right-of-way line and continuing along said north 1/16 section line, S 89°54'03"W 1170.74 feet to an Iron Pin at the intersection of said north 1/16 section line and the centerline of N. Caterpillar Avenue as shown on the plat of *The Farm Subdivision No. 4*, as recorded in Book 78, at Page 8200, Records of Ada County, Idaho;

thence, leaving said north 1/16 section line, S 0°05'57"E 158.19 feet to a point;

thence, along a curve to the right having a radius of 300.00 feet, a central angle of 33°38'31", an arc length of 176.15 feet and a chord which bears S 16°43'19"W 173.63 feet to a point;

thence, S 33°32'35"W 161.40 feet to a point;

thence, along a curve to the left having a radius of 225.00 feet, a central angle of 79°04'13", an arc length of 310.51 feet and a chord which bears S 83°46'02"W 286.45 feet to a point;

thence, S 44°13'56"W 64.64 feet to a point on the centerline of the Teed Lateral;

thence, along the centerline of the Teed Lateral, S 48°33'23"E 791.63 feet to a point;

thence, continuing along said Teed Lateral centerline, S 35°12'35"E 247.84 feet to a point on the north right-of-way line of Boise Street;

thence, leaving said north right-of-way line and continuing along said Teed Lateral centerline, S 35°12'35"E 36.60 feet to a point marking the intersection of said Teed Lateral and the centerline of said Boise Street;

thence, leaving said Teed Lateral centerline, and along said Boise Street centerline, N 89°44'25"E 162.32 feet to a point;

thence, continuing along said Boise Street centerline, and along a curve to the right having a radius of 700.00 feet, a central angle of 6°33'14", an arc length of 80.07 feet and a chord which bears S 86°58'54"E 80.03 feet to a point;

thence, leaving said Boise Street centerline, N 0°03'04"E 30.15 feet to a point on the north right-of-way line of said Boise Street;

thence, leaving said north right-of-way line and continuing N 0°03'04"E 288.80 feet to a point;

thence, N 89°44'42"E 338.71 feet to a point;

thence, N 0°03'04"E 335.60 feet to a point;

thence, N 89°45'00"E 299.95 feet to a point on the west right-of-way line of said Linder Road;

thence, leaving said west right-of-way line, N 89°45'00"E 25.00 feet to the REAL POINT OF BEGINNING;

said parcel contains 30.39 acres, more or less;

said parcel also being subject to rights-of-way for Boise Street and Linder Road; and, any other rights-of-way, or easements of record or in use.

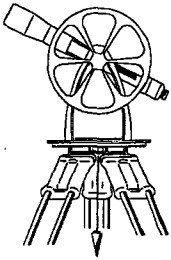
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ORDINANCE NO. 2008-17

TECHNICAL SUPPORT





# PORTER'S LAND SURVEYING, INC.

921 South Curtis Road  
Boise, Idaho 83705-1840

Phone: (208) 344-3650

December 21, 2007

## Legal Description of R-6 Parcel for Mellin Properties Limited Partnership

A parcel of land located in the South 1/2 of the Northeast 1/4 of Section 23, Township 2 North, Range 1 West, Boise Meridian; Ada County, Idaho; more particularly described as follows:

Beginning at a Brass Cap marking the 1/4 Section Corner common to Sections 23 and 24, T. 2 N., R. 1 W., B. M.;

thence, along the section line common to said Sections 23 and 24, also being the centerline of Linder Road, N 0°03'04"E 1310.86 feet to an Iron Pin marking the North 1/16 Section Corner common to said Sections 23 and 24;

thence, leaving said section line and along the north 1/16 section line of said Section 23, S 89°54'03"W 25.00 feet to a point on the west right-of-way line of Linder Road;

thence, leaving said west right-of-way line and continuing along said north 1/16 section line, S 89°54'03"W 1170.74 feet to an Iron Pin at the intersection of said north 1/16 section line and the centerline of N. Caterpillar Avenue as shown on the plat of *The Farm Subdivision No. 4*, as recorded in Book 78, at Page 8200, Records of Ada County, Idaho; also being the REAL POINT OF BEGINNING;

thence, continuing along said north 1/16 section line, S 89°54'03"W 788.36 feet to an Iron Pin marking the intersection of said north 1/16 section line and the centerline of the Teed Lateral;

thence, leaving said north 1/16 section line and along the centerline of said Teed Lateral the following courses and distances;

S 40°38'28"E 98.69 feet to a point;

thence, S 26°35'15"E 470.27 feet to a point;

thence, S 48°33'23"E 59.87 feet to a point;

thence, leaving said Teed Lateral centerline, N 44°13'56"E 64.64 feet to a point;

thence, along a curve to the right having a radius of 225.00 feet, a central angle of 79°04'13", an arc length of 310.51 feet and a chord which bears N 83°46'02"E 286.45 feet to a point;

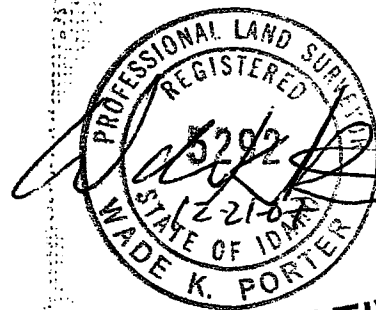
thence, N 33°32'35"E 161.40 feet to a point;

thence, along a curve to the left having a radius of 300.00 feet, a central angle of 33°38'31", an arc length of 176.15 feet and a chord which bears N 16°43'19"E 173.63 feet to a point;

thence, N 0°05'57"W 158.19 feet to the REAL POINT OF BEGINNING;

said parcel contains 6.48 acres, more or less;

said parcel being subject to any right-of-ways or easements of record or in use.

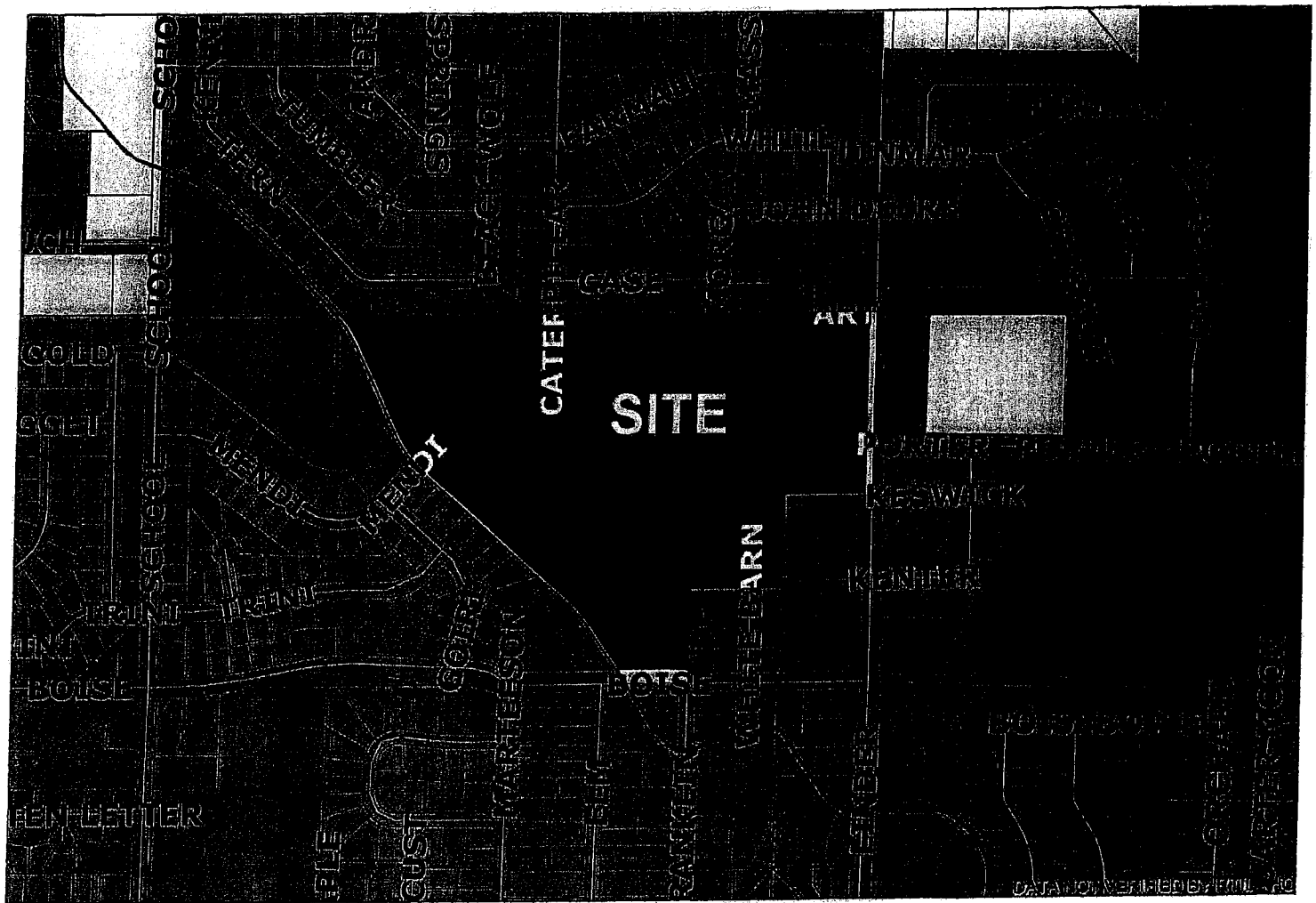


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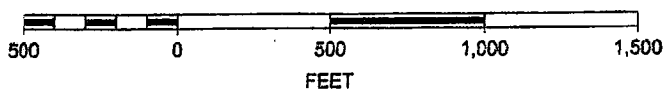
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# Mellin Property---Vicinity Map



SCALE 1 : 6,984



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